160.0	0003	0021.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,051,500	/	1,051,500
USE VALUE:	1,051,500	/	1,051,500
ASSESSED:	1,051,500	/	1,051,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNGJOON PARK &
Owner 2:	WOO ILYON
Owner 3:	
Street 1:	18 BIGELOW ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	OUELLETTE ROBERT L JR & MARY F -
Owner 2:	-
Street 1:	106 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,023 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 2323 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7023.000	598,200	11,800	441,500	1,051,500
Total Card	0.161	598,200	11,800	441,500	1,051,500
Total Parcel	0.161	598,200	11,800	441,500	1,051,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.62 | /Parcel: 452.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106931

GIS Ref

GIS Ref

Insp Date 04/14/16

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	598,200	11800	7,023.	441,500	1,051,500	1,051,500	Year End Roll	12/18/2019
2019	101	FV	442,800	12000	7,023.	441,500	896,300	896,300	Year End Roll	1/3/2019
2018	101	FV	442,800	12000	7,023.	391,000	845,800	845,800	Year End Roll	12/20/2017
2017	101	FV	442,800	12000	7,023.	328,000	782,800	782,800	Year End Roll	1/3/2017
2016	101	FV	341,300	10900	7,023.	328,000	680,200	680,200	Year End	1/4/2016
2015	101	FV	260,100	14000	7,023.	283,800	557,900	557,900	Year End Roll	12/11/2014
2014	101	FV	260,100	14000	7,023.	274,400	548,500	548,500	Year End Roll	12/16/2013
2013	101	FV	260,100	14000	7,023.	261,100	535,200	535,200		12/13/2012

!12535!

PRINT

Date	Time
12/11/20	02:37:00

LAST REV

Date	Time
08/28/19	15:18:38
mmcmakin	

PAT ACCT. 12535

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUELLETTE ROBER	67911-114		8/30/2016		1,160,000	No	No		
OUELLETTE ROBER	63180-146		1/15/2014	Family	600,000	No	No		
OUELLETTE ROBER	53346-405		8/6/2009	Family	1	No	No		Robert Ouellette Sr dod 9/26/2013
	10613-33		8/18/1964		13,600	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2015	712	Renovate	20,000					Garage remodel sec
7/22/2014	877	Dormers	25,000					
6/16/2014	661	Demoliti	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2019	Mail Update	MM	Mary M
3/10/2017	SQ Returned	EMK	Ellen K
4/14/2016	Permit Visit	PT	Paul T
4/14/2016	Measured	PT	Paul T
5/26/2015	Permit Insp	PC	PHIL C
7/28/2014	Info Fm Prmt	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
11/10/2008	Meas/Inspect	345	PATRIOT
12/16/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7023		Sq. Ft.	Site		0	70.	0.90	8									441,485						441,500	

Total AC/HA:	0.16123	Total SF/SM:	7023	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	

Total: 441,485 | Spl Credit | Total: 441,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10197258
Const Adj.:	0.99989998
Adj $ / SQ:	143.242
Other Features:	138065
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627033
Depreciation:	28844
Depreciated Total:	598189

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

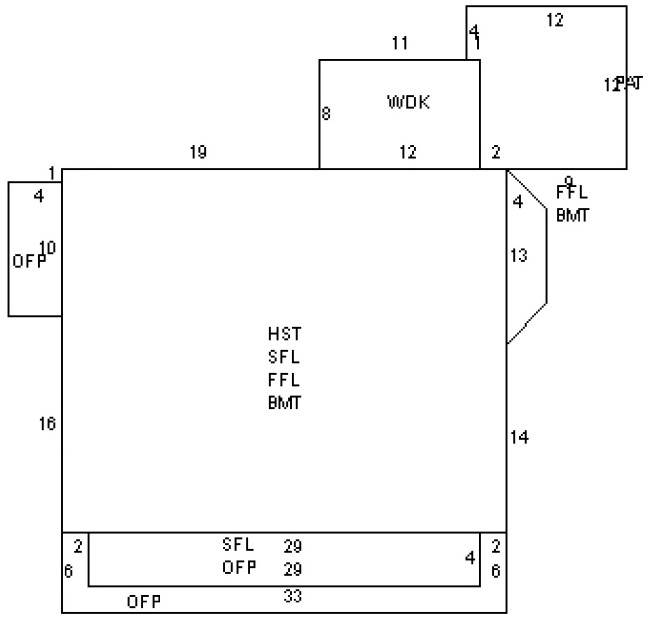
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.32
Special Features:	0	Val/Su Net:	161.07
Final Total:	598200	Val/Su SzAd	257.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	957	143.240	137,033
BMT	Basement	921	42.970	39,578
FFL	First Floor	921	143.240	131,926
HST	Half Story	446	143.240	63,814
OFP	Open Porch	238	23.430	5,576
PAT	Patio	136	5.010	681
WDK	Deck	96	16.000	1,536

	Net Sketched Area:	3,714		Total:	380,144
Size Ad	2323.1500	Gross Are	4210	FinArea	2323

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X21	G	GD	2015	28.81	T	2.4	101			11,800			11,800

More:	N	Total Yard Items:	11,800	Total Special Featues:		Total:	11,800